018.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,900 /	838,900
					USE VALUE:	838,900 /	838,900
					ASSESSED:	838,900 /	838,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBS ANDREW P/MELISSA A
Owner 2:	
Owner 3:	
Street 1:	2 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TANGLERTPAIBUL JARTCHAWAN -
Owner 2:	BENVENUTTI LAURA -
Street 1:	2 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1742 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7233.000	297,500		541,400	838,900
Total Card	0.166	297,500		541,400	838,900
Total Parcel	0.166	297,500		541,400	838,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.63 | /Parcel: 481.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12872

GIS Ref

GIS Ref

Insp Date 11/02/13

!1535!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,500	0	7,233.	541,400	838,900		Year end	12/23/2021
2021	101	FV	289,100	0	7,233.	541,400	830,500		Year End Roll	12/10/2020
2020	101	FV	289,000	0	7,233.	541,400	830,400	830,400	Year End Roll	12/18/2019
2019	101	FV	227,800	0	7,233.	700,700	928,500	928,500	Year End Roll	1/3/2019
2018	101	FV	227,800	0	7,233.	445,900	673,700	673,700	Year End Roll	12/20/2017
2017	101	FV	227,800	0	7,233.	407,700	635,500	635,500	Year End Roll	1/3/2017
2016	101	FV	227,800	0	7,233.	331,200	559,000	559,000	Year End	1/4/2016
2015	101	FV	222,600	0	7,233.	331,200	553,800	553,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:08:33

LAST REV

Date	Time
01/17/18	07:34:55
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1535

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANGLERTPAIBUL	1250-197		4/16/2002		445,000	No	No		
MURPHY IRENE/ET	1177-86		9/16/1997		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	12872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2009	609	Redo Bat	8,400					

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2013	MEAS&NOTICE	BS	Barbara S
4/8/2009	Meas/Inspect	189	PATRIOT
7/29/2002	MLS	MM	Mary M
11/6/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7233		Sq. Ft.	Site		0	85.	0.88	2									541,440						541,400	

Total AC/HA:	0.16605	Total SF/SM:	7233	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	541,440	Spl Credit		Total:	541,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34721112
Const Adj.:	1.01489842
Adj $ / SQ:	177.747
Other Features:	101612
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431224
Depreciation:	133679
Depreciated Total:	297544

COMMENTS

PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

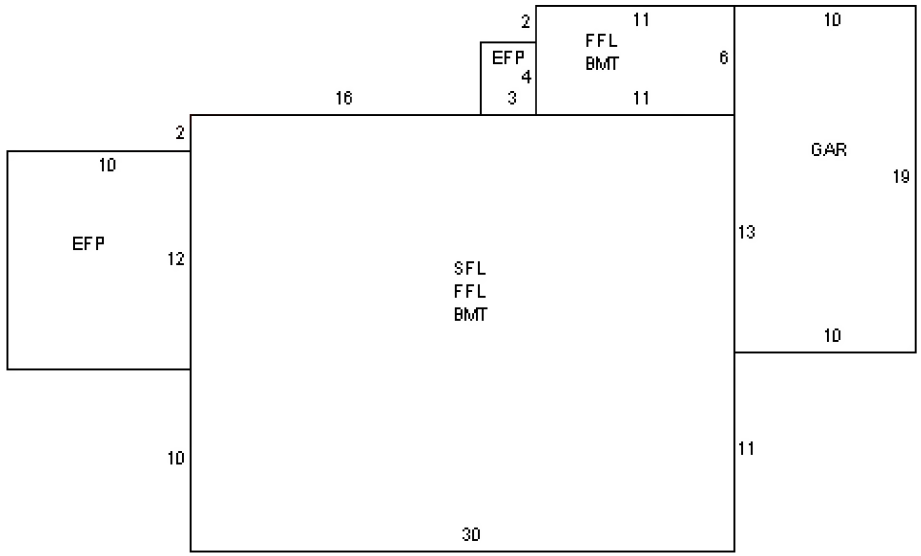
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.75
Special Features:	0	Val/Su Net:	113.81
Final Total:	297500	Val/Su SzAd	197.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	786	63.720	50,086
FFL	First Floor	786	177.750	139,709
SFL	Second Floor	720	177.750	127,978
GAR	Garage	190	28.580	5,430
EFP	Enclos Porch	132	48.560	6,410

Net Sketched Area:	2,614			Total:	329,613
Size Ad	1506	Gross Area	2614	FinArea	1742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

018.0-0005-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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